

Chapter 18.50

OFF-STREET PARKING AND PAVING STANDARDS

Sections:

18.50.010	Application of chapter provisions.
18.50.020	Number of spaces--Schedule.
18.50.025	Parking in CC-R, central commercial-residential zone
18.50.030	Off-street parking and loading generally.
18.50.040	Requirements for uses not specified.
18.50.050	Number of spaces--Formula.
18.50.060	Number of spaces--Increase in building capacity.
18.50.090	Location--Office and commercial spaces.
18.50.100	Consolidated parking areas for several uses.
18.50.110	Disabled persons and veterans spaces--Marking.
18.50.120	Disabled persons and veterans spaces--Removal of unauthorized vehicles.
18.50.130	In-lieu payments for spaces.
18.50.140	Spaces for dwellings.
18.50.150	Off-street loading.
18.50.160	Design and construction--City standards.
18.50.180	Lot utilities and landscaping.
18.50.190	Spaces--Dimensions.
18.50.200	Tandem parking spaces.
18.50.210	Spaces requiring backing out.
18.50.220	Location and signing.
18.50.222	Driveway spacing.
18.50.230	Access to spaces.
18.50.240	Garage and carport setbacks.
18.50.250	Stack-up area for incoming traffic.
18.50.260	Landscaping and screening.
18.50.270	Curb required when.
18.50.280	Walls or barriers required when.
18.50.290	Grading, surfacing, marking and lighting.
18.50.300	Surfacing--Specifications generally.
18.50.310	Surfacing--Industrial uses.
18.50.320	Surfacing--Permit required.
18.50.330	Surfacing--Garage floors and driveways.

- 18.50.340 Lighting--Open lots.
- 18.50.350 Lighting--Multiple-family dwellings.
- 18.50.360 Using spaces to store goods or vehicles prohibited.
- 18.50.370 Drive-thru lanes and exiting requirements.
- 18.50.380 Location of guest, camper, boat and trailer parking. (Ord. 1215 N.S. §§ 42, 44, 47, 1995; Ord. 559 N.S. § A (part), 1981)

18.50.010 Application of chapter provisions.

The provisions of this chapter shall apply within all zoning districts and to all uses and structures within the city. At the time of the erection of any building and/or structure listed in Division I of this title, or at the time any such building and/or structure requires more parking spaces, there shall be provided for such new construction or intensified use, enlargement or increased capacity and use of land, the minimum off-street parking spaces, as described in this chapter, with adequate provisions for safe ingress and egress, and such parking spaces shall thereafter be maintained in connection with such building and/or structure and use of land. (Ord. 559 N.S. § A (part), 1981)

18.50.020 Number of spaces--Schedule.

Any person maintaining the following uses shall provide the indicated parking spaces:

Use	Parking Spaces Required
Ambulance service	1 space for each emergency vehicle
Animal hospital and kennel	1 space for each 500 square feet of gross floor area
Auditorium, assembly hall, community center, church, club or lodge	1 space for each 5 permanently located seats, or 1 space for each 35 square feet of floor area in the assembly room or rooms, plus 1 space for each 250 square feet of other space

Automobile and boat sales and automobile carwashes	5 spaces for the first 10,000 square feet of lot area and 1 space for each 3,000 square feet thereafter (parking spaces for merchandise not included)
Automobile service stations and automotive repair	1 stall for each 200 square feet of gross floor area
Banks, savings and loan and stock brokerage offices	1 space for each 250 square feet of gross floor area
Bowling alley	7 spaces for each alley, plus 1 space for each shift employee
Colleges; art, crafts, music and dancing schools, and for business, professional and trade schools	1 space for each 2 employees, including teachers and administrators, plus 1 space for each 4 students, plus adequate space for visitor parking
Commercial uses, not otherwise provided for in this section	1 space for each 250 square feet of gross floor area
Dancehall	1 space for each 10 seats, or 1 space for each 100 square feet of dance floor area, whichever is greater
Dwellings, single-family (including mobile homes)	Minimum of 2 covered parking spaces per dwelling unit. A driveway apron shall be provided in front of the covered parking spaces which shall measure a minimum 20 feet in width and 20 feet in depth. Where parking is located perpendicular to the street, a minimum 20 foot depth shall be as measured from the edge of right-of-way.

Guest Parking. In addition to the required covered spaces and driveway aprons guest parking spaces shall be provided at a ratio of 1 parking space for each 4 dwelling units. Guest parking spaces may be located on street or conveniently located at off-street mid-block locations and in close proximity to recreational amenities. In no case shall guest spaces be located more than 150 feet from the residential dwellings they are intended to serve.

Mixed-use Development. Required off-street parking may remain uncovered for combined commercial and residential projects contained in one structure or lot in the CC-R zone, but shall conform to all other applicable requirements contained in this Chapter.

Dwellings, single-family,
senior citizen dwellings

50 percent of the dwelling units within a project shall be a minimum of 2 covered parking spaces per dwelling unit. A driveway apron shall be provided in front of the covered parking spaces which shall measure a minimum 20 feet in width and 20 feet in depth. The remaining 50 percent of the dwelling units within a project shall be a minimum of 1 covered parking space per dwelling unit. A driveway apron shall be provided in front of the covered parking spaces which shall measure a minimum 10 feet in width and 20 feet in depth.

Where parking is located perpendicular to the street, a minimum 20 foot depth shall be as measured from the edge of the right-of-way.

Guest Parking. In addition to the required covered spaces, and driveway aprons, guest parking spaces shall be provided at a ratio of 1 parking space for each 4 dwelling units. Guest parking spaces may be located on street or conveniently located at off-street mid-block locations and in close proximity to recreational amenities. In no case shall guest spaces be located more than 150 feet from the residential dwellings they are intended to serve.

Mixed-use Development. Required off-street parking may remain uncovered for combined commercial and residential projects contained in one structure or lot in the CC-R zone, but shall conform to all other applicable requirements contained in this Chapter.

Dwellings, Multifamily
dwellings:

Studio or one-bedroom:	1.5 spaces per unit*
Two bedroom:	2 spaces per unit*
Three bedroom:	2.5 spaces per unit*

* 1 of the required spaces per unit shall be covered by garage or carport

Guest Parking. Guest parking is required for multiple-family projects consisting of 3 units or more. Guest parking shall be provided at a ratio of 1 space for each 3 units. Guest parking spaces shall be conveniently located in close proximity to recreational amenities. In no case shall guest spaces be located more than 150 feet from the residential dwellings they are to serve.

Mixed-use Development. Required off-street parking may remain uncovered for combined commercial and residential projects contained in one structure or lot in the CC-R zone, but shall conform to all other applicable requirements contained in this Chapter.

Multifamily senior citizen dwellings	1 covered space per unit
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Guests. 1 space per each 5 units. Guest parking spaces shall be conveniently located in close proximity to recreational amenities. In no case shall guest spaces be located more than 150 feet from the residential dwellings they are intended to serve.

Food service, take-out	1 space for each 100 square feet of gross floor area for establishments with more than 12 seats. 1 space for 250 square feet of floor area with 12 seats or less
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Group quarters for the elderly, retirement inns	0.6 spaces for each bedroom within the facility*
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* Alteration in the required number of spaces under the aforementioned standard may be approved by the community development director based on a parking needs analysis which shall consider such factors as the proximity of the facility to public transportation, resident profile, number of residents expected to keep vehicles on site, and provisions of private transportation services for residents.

Hospitals, rest homes and nursing homes	1 space for each 2 beds
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Hotels and motels	1 space for each room which opens to a public way or corridor, yard or court, plus 1 additional space for each 10 rooms
Manufacturing, processing and research	1 space for each 500 square feet of gross floor area
Market, food, beverage sales	1 space for each 250 square feet of gross floor area
Medical and dental offices and clinics, chiropractors, optometrists, healing arts practitioners	1 space for each 200 square feet of gross floor area, or 5 spaces per doctor/dentist, whichever is greater
Mini-storage	The greater of 2 spaces or 1 space for each 250 storage units or fraction thereof, shall be located outside the security gate. 2 additional spaces for the manager's unit, 1 of which shall be in a carport or garage shall be provided.
<p>The minimum distance between "drive-up" storage buildings shall be 26'. "Walk-up" storage units which do not open directly onto a drive aisle shall have adequate vehicular access. Adequate vehicular access shall mean that all portions of a building must be located within 100' of a 26' wide drive aisle. The minimum distance between "walk-up" storage buildings shall be 10'. Vehicular access between "walk-up" buildings shall be prohibited except in cases where a standard 26' wide drive aisle is provided between buildings.</p>	
Mini-warehousing and distributing centers	As determined by site plan approval, but no less than 1 space for each 1,000 square feet of gross floor area
Mortuary	1 space for each 4 permanently located seats or 1 for each 45 square feet of floor area in the assembly room or rooms, as determined by the community development director
Movie theaters	1 space for every 3.5 seats or one space per thirty two (32) square feet of usable seating area, whichever is greater.

Nursery school	1 space for each 300 square feet of gross floor area
Office building, professional offices	1 space for each 300 square feet of gross floor area
Open-air sales (motorcycle sales, etc.)	1 space for each 1,000 square feet of site area
Outdoor nurseries	1 space for each 1,000 square feet of site area for the first 10,000 square feet, then 1 space for each 5,000 square feet thereafter, plus 1 space for each 250 square feet of gross floor area. In any event, no such site shall have less than 7 spaces plus 1 space per vehicle to be parked on the site overnight
Restaurant, café, drive-in/through, nightclub, bar, cocktail lounge	1 space for each 100 square feet of gross floor area
Retail, extensive	1 space per 350 square feet
Warehousing and wholesale business establishments	1 space for each 1,000 square feet of gross floor area plus 1 space for each 300 square feet of office area.

(Ord. 1473 N.S. § 33, 2000; Ord. 1415 N.S. § 38, 1998; Ord. 1323 N.S. § 15, 1997; Ord. 1185 N.S. § 5, 1994; Ord. 1135 N.S. §§ 55, 56, 1993; Ord. 1050 N.S. § 1 (part), 1991; Ord. 1025 N.S. § 5, 1991; Ord. 980 N.S. § 3 (part), 1990; Ord. 899 N.S. § 13, 1989; Ord. 839 N.S. § 4, 1987; Ord. 736 N.S. § A, 1985; Ord. 628 N.S. § A, 1983; Ord. 621 N.S. § A, 1983; Ord. 559 § A (part), 1981)

18.50.025 Parking in CC-R, central commercial residential zone

For lots of record in the CC-R, central commercial-residential zoning district on Monterey Highway, there shall be no requirement for provision of additional on-site parking for properties involving any of the following:

- A. Establishing or intensification of commercial uses in structures which existed prior to August 1, 1992;
- B. Permitted reconstruction of structures with the same or smaller building floor areas;
- C. Lots of 8,000 or fewer square feet which were vacant on August 1, 1992.

For parcels in the central commercial-residential zoning district which do not meet these requirements, the parking standards of Section 18.50.020 shall be required unless otherwise provided by this title. (Ord. 1099 N.S. § 1, 1992)

18.50.030 Off-street parking and loading generally.

The following general provisions set out in Sections 18.50.040 through 18.50.140, 18.50.170, 18.50.200 through 18.50.230, 18.50.250, 18.50.270 through 18.50.290, 18.50.360 and Exhibits "A" and "B" shall apply to all off-street parking and loading of all uses and structures within the city. (Ord. 1055 N.S. § C (part), 1991; Ord. 559 N.S. § A (part), 1981)

18.50.040 Requirements for uses not specified.

Where the parking requirements for a use are not specifically defined, the parking requirements shall be determined by the community development director, and such determination shall be based upon the requirement for the most comparable use specified herein. (Ord. 559 N.S. § A (part), 1981)

18.50.050 Number of spaces--Formula.

When in the process of determining the number of required off-street parking and loading spaces in accordance with the provisions of this chapter, there occurs a fraction of a space, any fraction less than .5 shall be dropped, but any fraction of .5 or greater shall be deemed a requirement for one additional space. (Ord. 559 N.S. § A (part), 1981)

18.50.060 Number of spaces--Increase in building capacity.

Except as provided in Section 18.50.025 of this chapter, whenever any building or structure is enlarged or increased in capacity by adding floor area, seats or other measurable units thereto, or at such time as a different usage is applied thereto, which usage required more parking spaces as required, then, and at that time, the parking requirement shall be determined, and such new and additional parking and loading requirements shall apply thereto. (Ord. 1323 N.S. § 16, 1997; Ord. 559 N.S. § A (part), 1981)

18.50.090 Location--Office and commercial spaces.

All off-street parking spaces for all office and commercial uses shall be located upon the same zoning lot as the use for which such parking is provided, or, if approved by the community development director, within three hundred feet from the boundary thereof. (Ord. 559 N.S. § A (part), 1981)

18.50.100 Consolidated parking areas for several uses.

The consolidation of the required parking area for several uses into one central parking area located within the same block or within three hundred feet of any use may be substituted for individual parking areas, in which case the number of parking spaces required shall be the sum total of the individual requirements; provided, that where it is found by the community development director that the parking demand generated by the different uses required herein occurs at distinctly different times, the community development director may reduce the total number of parking stalls to be jointly provided by consolidation. (Ord. 559 N.S. § A (part), 1981)

18.50.110 Disabled persons and veterans spaces--Marking.

Designated parking spaces for the exclusive use of vehicles which display a distinguishing license plate or placard issued pursuant to Section 22511.5 of the Motor Vehicle code, or to disabled veterans, shall be provided for each off-street parking facility. All parking for handicapped spaces shall be provided in accordance with Chapter 17 of the California State Government Code, as amended. Location and number of handicapped stalls shall be determined

by use of the building and approved by the community development director. (Ord. 1055 N.S. § C (part), 1991; Ord. N.S. § 3 (part) 1991; Ord. 559 N.S. § A (part), 1981)

18.50.120 Disabled persons and veterans spaces--Removal of unauthorized vehicles.

A. Any person in lawful possession of an off-street parking facility shall designate stalls or spaces for the exclusive use of vehicles which display a distinguishing license plate or a placard issued pursuant to Section 22511.5 of the Motor Vehicle Code, or to disabled veterans. Such designation shall be made by posting immediately adjacent to, and visible from, each stall or space, a sign consisting of profile view of a wheelchair with occupant in white on a blue background.

B. The owner or person in lawful possession of an off-street parking facility, after notifying the police department and the local authority owning or operating an off-street parking facility, may cause the removal, from a stall or space designated for physically handicapped persons in such facility, to the nearest public garage, of any vehicle not displaying one of the distinguishing placards or license plates specified in this chapter if there is posted immediately adjacent to and visible from such stall or space, or, if there is posted in a conspicuous place at each entrance to the off-street parking facility, not less than seventeen by twenty-two inches in size, with lettering not less than one inch in height, a sign, which clearly and conspicuously states the following: "Unauthorized vehicles not displaying distinguishing placards or license plates issued for physically handicapped persons will be towed away at owner's expense." (Ord. 559 N.S. § A (part), 1981)

18.50.130 In-lieu payments for spaces.

In the central commercial residential zones, in lieu of furnishing the parking spaces required by the provisions of this chapter, the requirements thereof may be satisfied by in-lieu payments, if approved by the planning commission, under the following conditions:

A. That the city council adopts a resolution of policy setting out the value of off-street parking spaces, based on acquisition and construction costs of a surfaced parking lot; such costs and value may be amended from time to time at the discretion of the council;

B. That the city council authorizes the issuance of "in-lieu certificates," with each such certificate to represent the cost of one off-street parking space. A maximum of twenty stalls will be allowed to be purchased in lieu of parking spaces;

C. That the city council sets up a special fund or revenues from such certificates, such revenues to be used to establish public off-street parking;

D. That an applicant for payment of in-lieu costs, instead of establishing parking, purchases one certificate for each space of off-street parking normally required by the terms of this chapter, such certificates to be purchased in conjunction with the issuance of a building permit. Such certificates may be paid in installments not to exceed three years, provided the applicant enters into an agreement and furnishes security satisfactory to the office of the city attorney;

E. That the applicant, for relief from the parking requirements, proves to the satisfaction of the planning commission that a hardship occurs due to the size, shape, location or topography of the property involved. (1991; Ord. 559 N.S. § A (part), 1981)

18.50.140 Spaces for dwellings.

For single-family, two-family and multiple-family dwellings, the parking spaces required herein shall be provided on the same site as the main building. (Ord. 559 N.S. § A (part), 1981)

18.50.150 Off-street loading.

A. No building, or part thereof, having a floor area of ten thousand square feet or more, which is to be occupied by a goods display, retail store, wholesale store, markets, hotels, hospital, mortuary, laundry, dry-cleaning establishment, or other uses similarly requiring the receipt or distribution by vehicles or trucks of material or merchandise shall be constructed without an off-street loading zone.

B. All nonresidential structures shall have the number of off-street loading spaces specified in the table below. Each space shall be at least twelve feet wide, forty feet long and fourteen feet high, exclusive of necessary area for maneuvering, ingress and egress.

Square Feet in Gross Floor Area	Number of Spaces
15,000 up to and including 25,000	1
25,001 up to and including 100,000	2
100,001 up to and including 200,000	3
200,001 up to and including 300,000	4

For each additional 100,000, or
major fraction thereof, over
100,000 square feet

1 additional space.

(Ord 1415 N.S. § 29, 1998; Ord. 1215 N.S. § 43, 1995; Ord. 899 N.S. §§ 2 (part), 16, 1989; Ord. 559 N.S. § A (part), 1981)

18.50.160 Design and construction--City standards.

Except as otherwise provided, all parking and loading areas shall be designed and constructed in conformance with the city standards, which are included as part of the ordinance codified in Division I of this chapter (see also Exhibit “A” and Supplement to Exhibit “A” at the end of the chapter. All site plans for public parking and loading areas shall be approved by the community development department for compliance with city standards. (Ord. 1323 N.S. § 17, 1997; Ord. 559 N.S. § A (part), 1981)

18.50.180 Lot utilities and landscaping.

A. All utilities serving parking lot areas shall be placed underground, with the exception of electric transformers, which may be mounted on surface pads.

B. Landscaping shall be provided in at least ten percent of the gross area of parking lots. Insofar as possible, this should be in borders and standard traffic islands. (Ord. 559 N.S. § A (part), 1981)

18.50.190 Spaces--Dimensions.

The minimum size of parking spaces within an open parking lot shall be as provided in Exhibit “A” at the end of this chapter. All parking spaces within a structure shall be a minimum of ten feet in width and twenty feet in length. (Ord. 1323 N.S. § 18, 1997; Ord. 1215 N.S. § 45, 1995; Ord. 1055 N.S. § C (part), 1991; Ord. 899 N.S. § 15 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.50.200 Tandem parking spaces.

Tandem parking spaces will not be acceptable as required spaces. A "tandem parking space" is a parking space so located that it is necessary to move one or more other vehicles in order to allow the vehicle occupying the tandem space to gain access to or from such space. (Ord. 1415 N.S. § 30, 1998; Ord. 559 N.S. § A (part), 1981)

18.50.210 Spaces requiring backing out.

Automobile parking so arranged as to require the backing out of motor vehicles from a parking space, garage or other structure, onto a street, shall be prohibited when either or both of the following conditions exist:

- A. The property is adjacent and contiguous to a public alley;
- B. The width of the lot, or the nature of the design of the existing or proposed structures, is such that vehicles leaving the property may do so by moving in a forward direction with relation to the street. (Ord. 559 N.S. § A (part), 1981)

18.50.220 Location and signing.

Parking areas for any use shall be placed in such location with relation to the parking generator as to provide for the efficient use of the parking facility. On-site parking areas shall have ready vehicular access. The location of off-site parking areas shall be noted by an appropriate sign located both at the parking generator and at the parking facility. (Ord. 1215 N.S. § 46, 1995; Ord. 899 N.S. § 16, 1989; Ord. 559 N.S. § A (part), 1981)

18.50.222 Driveway spacing.

Minimum driveway spacing from street intersections shall be as follows:

	Residential	Commercial	Industrial
Minimum spacing from street corner*	10'	25'	30'

* As measured from corner radius or 30 feet, whichever is greater. The corner radius shall be the arc length measured between the linear distance of the adjoining street. (Ord. 1215 N.S. § 47, 1995)

18.50.230 Access to spaces.

A. All access to individual parking spaces on a lot designated for parking shall be from the lot. Minimum driveway entrance width at the street right-of-way shall be thirty-five feet for two-way driveway, except where driveway length is less than one hundred fifty feet or where emergency vehicle access is not required.

B. Residential driveways or drive aisles which provide access to residential units shall be a minimum of twelve feet in width for one-way travel and eighteen feet in width for two-way travel.

C. Main circulation drive aisles within a shopping center or other commercial development shall be a minimum of 30 feet in width. (Ord. 1473 N.S. § 34, 2000; Ord. 1215 N.S. § 48, 1995; Ord. 899 N.S. § 14, 1989; Ord. 559 N.S. § A (part), 1981)

18.50.240 Garage and carport setbacks.

In no case shall the entrance of a garage or carport constructed for residential use be closer than twenty feet to any public right-of-way. (Ord. 1215 N.S. § 49, 1995; Ord. 1055 N.S. § C (part), 1991; 1991; Ord. 559 N.S. § A (part), 1981)

18.50.250 Stack-up area for incoming traffic.

All parking lot areas shall provide a stacking area equal to the distance of two incoming vehicles (minimum forty feet) from the travel lane of the adjoining street. (Ord. 899 N.S. § 9 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.50.260 Landscaping and screening.

In all districts, excluding the detached single-family dwelling districts, all open parking areas shall be landscaped except those areas specifically used for vehicle maneuvering and

parking. Landscaping shall include trees, shrubbery and ground cover or other approved hardscape materials as prescribed in Section 18.74.550 of this title. Such landscape areas shall be provided with automatic sprinkler systems. Landscaping plans for commercial parking areas shall be approved by the community development director. (Ord. 899 N.S. § 5, 1989; Ord. 559 N.S. § A (part), 1981)

18.50.270 Curb required when.

A six-inch full-formed concrete curb shall separate all paved and landscaped areas in all condominium, planned development, multifamily, commercial and industrial projects. (Ord. 899 N.S. § 9 (part), 1989; Ord. 559 N.S. § A (part), 1981)

18.50.280 Walls or barriers required when.

Where such area adjoins a residential district, it shall be separated therefrom by a solid masonry wall not less than five feet nor more than six feet in height, provided the wall shall not exceed three feet in height where it abuts the front yard area of an abutting residential district. Where no wall is required along a boundary of an area covered by this section, there shall be a concrete curb not less than six inches in height securely installed and maintained as a safeguard to abutting property or public right-of-way. The barrier shall be not less than three feet from any property line on the subject property. (Ord. 559 N.S. § A (part), 1981)

18.50.290 Grading, surfacing, marking and lighting.

All areas shall be graded, surfaced, drained, lighted, and parking stalls, lanes and directional guides shall be marked. Parking areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structure(s). Any illumination, including security lighting, shall be shielded and directed away from adjoining properties and public rights-of-way in compliance with Sections 15.40.310 and 15.40-420 of the Municipal Code. (Ord. 1473 N.S. § 35, 2000; Ord. 1323 N.S. § 19, 1997; Ord. 559 N.S. § A (part), 1981)

18.50.300 Surfacing--Specifications generally.

A. All parking spaces provided for any residential (except single-family dwelling), commercial or industrial uses shall be designed in accordance with the State Department of Transportation procedure, using a minimum traffic index of 4.5 and a minimum asphalt thickness of 2.5 inches which can be placed in one lift. If a pavement design is not provided, then the minimum pavement section shall be 2.5 inches of asphalt concrete over six inches of Class 2 aggregate base rock. Oil and screening shall not be used. Each parking space shall be marked specifically by painting, raised dividers, or otherwise clearly designated.

B. When parking lots or access driveways are to be used by vehicles heavier than automobiles, light trucks or vans, the developer shall submit design data for the surfacing structural section.

C. The use of additional materials, i.e., cobblestones, bricks, etc., can be made when approved by the community development director.

D. All parking and loading facilities shall be graded to a minimum one and one-half percent slope and provided with permanent storm drainage facilities. Surfacing, curbing, and drainage improvements shall be sufficient to preclude free flow of water onto adjacent properties or public streets or alleys, and to preclude standing pools of water within the parking facility. (Ord. 899 N.S. § 33, 1989; Ord. 559 N.S. § A (part), 1981)

18.50.310 Surfacing--Industrial uses.

In any industrial zone or PUD industrial zones, the planning commission may permit the use of oil and screening over a minimum of six inches of Class 2 aggregate base rock or approved base if it is shown that a limited amount of traffic will be generated on the land on that portion of the paving in excess of minimum parking space requirements. The city council shall review such findings of the planning commission prior to issuance of construction permits for building and/or paving. (Ord. 1215 N.S. § 50, 1995; Ord. 559 N.S. § A (part), 1981)

18.50.320 Surfacing--Permit required.

No person, firm or corporation shall pave any portion of any lot or land for parking, driveways or storage lots in any use zone without first obtaining a permit from the building official for such paving. "Paving," as used in Division I of this title, means a permanent surface such as concrete, asphalt-concrete, or a material which is of a permanent nature that is

impenetrable by rainwater. As a condition for granting such permit the applicant shall submit plans prepared by a registered civil engineer licensed by the state to do such work for approval, and shall be required to pay the applicable storm drainage charges and inspection fee pursuant to resolution of the city and the amendments thereto, provided that no double charge is made. (Ord. 559 N.S. § A (part), 1981)

18.50.330 Surfacing--Garage floors and driveways.

Whenever a garage or carport is provided in any use district, the floor shall be four inches of concrete, with four inches of Class 2 aggregate base rock or approved base. Driveways in residential subdivisions shall be four inches of concrete with four inches of Class 2 aggregate base or approved base. In rural subdivisions, i.e., RE residential zone districts of twelve thousand square feet minimum lot sizes or greater, pavement may be of two-inch asphalt concrete over six inches of Class 2 aggregate base or approved base, when approved by the building official. If the entrance to the garage is more than fifty feet, the first fifty feet from the roadway shall be paved. The remaining portion of the driveway may be oil and screened over a minimum of four inches of Class 2 aggregate base or approved base. (Ord. 592 N.S. § A, 1982)

18.50.340 Lighting--Open lots.

Open parking lots and carports shall be provided with a maintained minimum of two footcandles of light on the parking surface during the hours of darkness. Lighting devices shall be protected by vandalism-resistant covers. (Ord. 559 N.S. § A (part), 1981)

18.50.350 Lighting--Multiple-family dwellings.

Aisles, passageways and recesses related to and within the building complex shall be illuminated with an intensity of at least twenty-five one-hundredths (.25) footcandles at the ground level during the hours of darkness. Lighting devices shall be protected by vandalism-resistant covers. (Ord. 559 N.S. § A (part), 1981)

18.50.360 Using spaces to store goods or vehicles prohibited.

A required parking or loading space, or access thereto, shall not be used for the storage of goods, or for the storage of vehicles that are inoperable or for sale or rent. (Ord. 559 N.S. § A (part), 1981)

18.50.370 Drive-thru lanes and exiting requirements.

A. Drive-thru lanes (or queuing lanes) for fast food restaurants shall have a capacity for at least eight vehicles, at twenty feet per vehicle. Drive-thru lane capacity for other types of drive-thru uses will be determined by the planning commission through the conditional use permit process based on appropriate traffic engineering criteria and addressing the following issues:

1. Nature of the product or services being offered;
2. Method by which the order is processed;
3. Time required to serve a typical customer;
4. Arrival rate of customers;
5. Peak demand hours.

B. Drive-thru lanes shall be separate from the circulation lanes necessary for entering and exiting the property and providing access to parking.

C. Pedestrian access routes shall not cross a drive-thru lane within the minimum stacking space distance as provided under subsection A of this section.

D. No vehicular entrance or exit to a drive-in establishment shall be located within the distances from the nearest public street intersection as set forth in the following table:

Access Street Signed Speed	Clear Distance from Adjacent Public Street Intersection (feet)	
	With Median Opening	Without Median Opening
25	105	55
30	125	65
35	150	75
40	185	95
45	230	115
50	285	145
55	350	175

(Ord. 1135 § 57, 1993; Ord. 846 § 3, 1987)

18.50.380 Location of guest, camper, boat and trailer parking.

Guest parking referred to in Section 18.50.020 shall be conveniently located at mid-block locations and in close proximity to recreational amenities. In no case shall guest parking spaces be located more than one hundred fifty feet from a residential dwelling. Guest parking spaces shall not be used by tenants nor shall vehicles other than operational motor vehicles be parked in the spaces. No signs shall be erected restricting guests from parking in properly marked off-street guest spaces. Camper, boat and trailer parking spaces shall be located and screened so as not to be visible from the public street, subject to community development department review and approval. (Ord. 899 N.S. § 17, 1989)

Exhibit A

FULL - SI			
A	B	C	D
0°	22	12	8
45°	18.7	15	9
60°	19.8	16	9
90°	18	25	9

COMPACT			
A	B	C	D
0°	22	12	8
45°	16.6	15	8
60°	17.6	16	8
90°	16	25	8

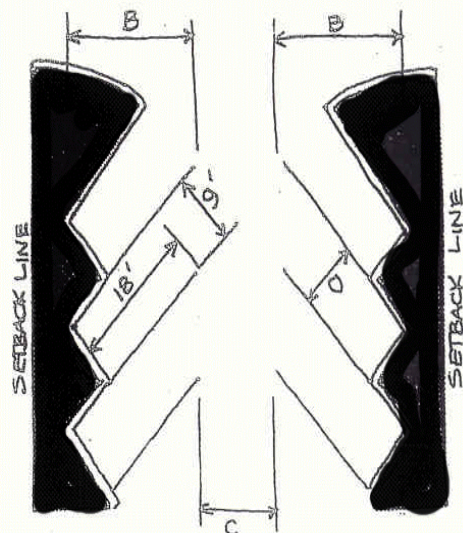
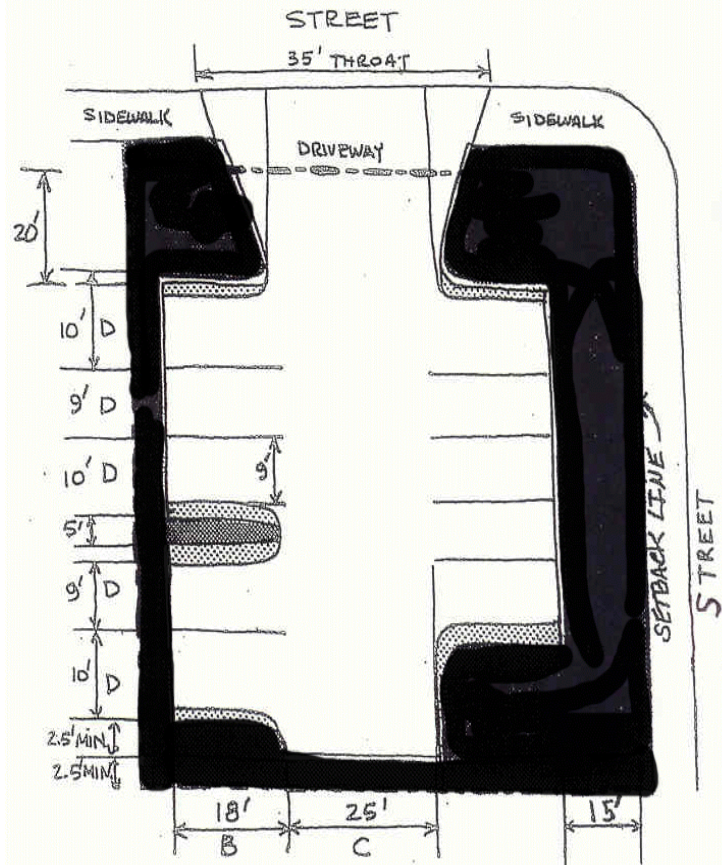
A = Angle off-street parking space makes with wall, curb, or fence (Parking angle in degrees)

B = Minimum distance measured at right angles from wall, curb, or fence to nearest edge of aisle (length of stall perpendicular to aisle) except zero degree parking where B equals the length of the stall parallel to the curb, aisle or street

C = Minimum width of one-way aisle

D = Minimum width of the off-street parking space measured at right angles from side

boundaries of such space (Ord. 1415 N.S. § 34, 1998; Ord. 1215 N.S. § 51, 1995)



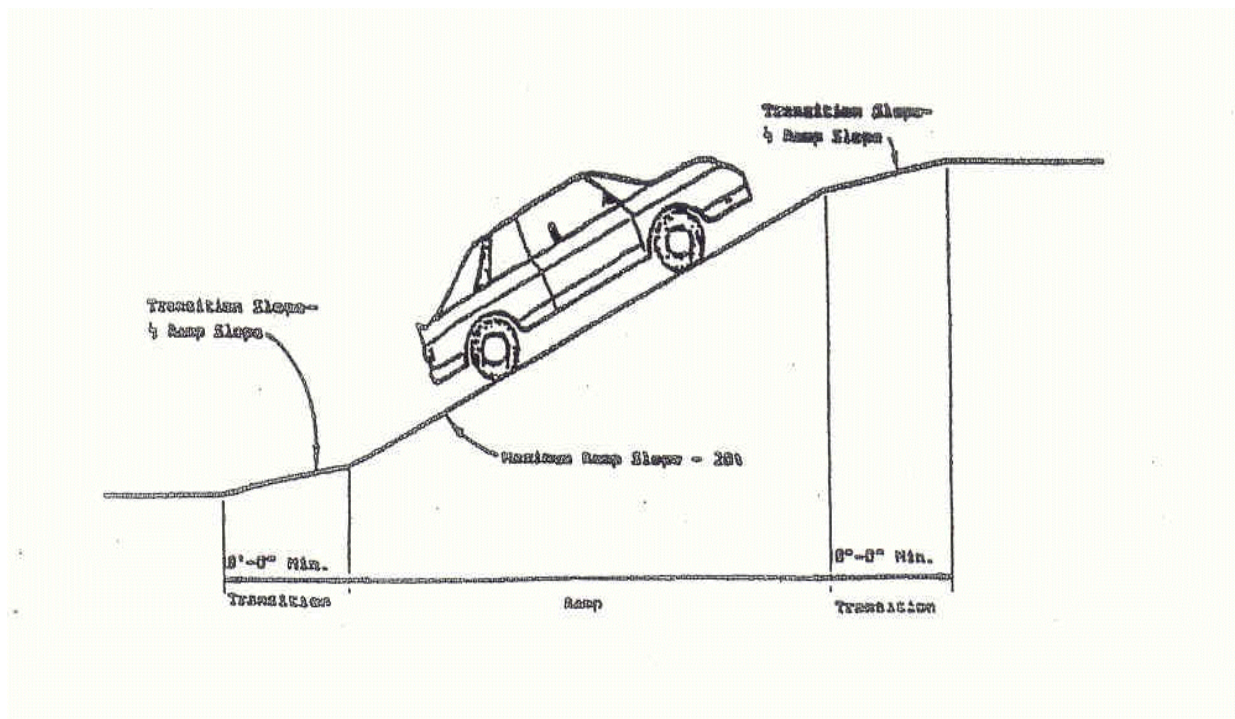
Supplement to Exhibit A

1. All parking stalls shall be marked in an acceptable manner.
2. Where two parking angles are to be used in a single lot, they shall be located in separate areas of the lot.
3. The concrete curbing shall be used as wheel stops where possible. The use of bumper blocks is discouraged.
4. Parking spaces adjacent to landscape planters shall contain an eighteen inch concrete walk (including curb width).
5. Any parking layout necessitating a cul-de-sac or similar type of turning facility for reversing direction of travel in order to exit from the area or any parking spaces will be generally discouraged.
6. When a long driveway having only a single ingress is necessary within a development, provisions should be made for the maneuvering of emergency vehicles, and the arrangement approved by city staff prior to its incorporation.
7. Landscaped areas measuring a minimum five feet in width, minimum inside dimension, shall be provided between asphalt areas and all building structures and fences and property lines. Hardscaping may be used where pedestrian access is a necessity as determined by the community development director.
8. Landscape planters shall be provided at both ends of a row of spaces with the planter area length equal to the adjoining parking spaces.
9. Dead-end ninety-degree parking shall be provided with adequate turning room. The turn-around area may encroach into landscape areas, provided that a landscaped strip of a minimum width of two feet, six inches is provided between the paved area (including curb width) and the property line.
10. Thirty percent of parking may be designated as compact car parking.
11. A two foot vehicle overhang can be counted toward the required parking stall length when the two foot overhang is within a minimum 5 foot wide landscape area or overhangs a minimum 6 foot wide sidewalk/walkway. (Ord. 1323 N.S. § 21, 1997; Ord. 1215 N.S. § 52, 1995)

Exhibit B

Ramp Slope

The maximum ramp slope should be twenty percent. For slopes over ten percent, a transition at least eight feet long should be provided at each end of the ramp at one-half the slope of the ramp itself. Inside radius of turns should be forty-two feet or more, with passing turnouts as required by the fire chief. Provide adequate turnaround area for four emergency vehicles at site. All road surfaces and bridges must sustain thirty-five thousand pounds loading



Note: Transitions required only if slope exceeds ten percent

